

# FOR SALE

Salon & Retail Unit  
(Possible Investment / Conversion)

**6 Brooke Street, Dumfries, DG1 2JL**



- **First Floor Hairdresser Salon with Ground Floor Workstation**
- **Ground Floor Retail Unit Providing Rental Income**
- **Visible Roadside Location**
- **Two Parking Spaces**
- **Available as Whole or in Two Lots**
- **Current Occupiers Willing to Enter into Long-Term Leases**
- **Both Qualify for 100% Rates Relief**

## VIEWING & FURTHER INFORMATION:

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## LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, with a residential population of around 37,500. The town lies approximately 75 miles south of Glasgow, 34 miles northwest of Carlisle and is bypassed by the A75 trunk road. The town's retail catchment includes other nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The subjects are conveniently located within the town centre fronting Brooke Street, at its junction with Shakespeare Street, and lying opposite St Andrews Catholic Church.

Other nearby commercial properties include the Theatre Royal, Gala Bingo, Dumfries & Galloway Council Headquarters, Cairndale Hotel and The Old School together with a variety of local traders.

On-street parking is available along Brooke Street however there are a number of free long-stay public car parks within easy walking distance.

The property is also conveniently located for public transport links with bus stops nearby and a taxi office in close proximity.

## DESCRIPTION

The subjects comprise an end-terraced two storey property with two storey extension to the side and single storey projection at the rear.

The original building is of traditional stone construction whilst the side extension is cavity block/brick construction. The walls have an external roughcast finish. The roofs over are pitched and slated.

The rear projection appears to be of brick construction with mono-pitch roof, externally clad with profile metal sheeting.

Rainwater goods are run in a mix of PVC and aluminium. Windows comprise UPVC casements incorporating sealed double-glazed units.

In its present configuration the property provides a first floor hairdressing salon, together with ground floor entrance vestibule that includes an accessible workstation capable of catering for disabled customers.

The remainder of the ground floor comprises a separate self-contained retail unit, presently let to a beauty therapist, which includes the space contained within the rear projection.



## ACCOMMODATION

### Hairdressing Salon

- Ground floor entrance vestibule & accessible workstation
- First floor reception & customer waiting area
- Office / staff room
- Toilet

### Ground Floor Retail Unit

- Reception and customer waiting area
- Three treatment rooms
- Three further treatment rooms / stores
- Staff kitchen
- Toilet / utility room

The current accommodation within the ground floor retail unit has been created via stud partitioning and is therefore capable of being altered.

## FLOOR AREAS

The approximate net internal floor areas are as follows:

Salon	52.71 m2	568 ft2
Retail Unit	101.47 m2	1,092 ft2
<b>TOTAL</b>	<b>154.18 m2</b>	<b>1,660 ft2</b>

## SERVICES

We are advised that mains supplies of water, gas and electricity are installed, with drainage being connected to the main public sewer. The property benefits from a gas fired central heating system which serves both floors.

## RATING ASSESSMENT

Salon -	£2,000
Retail Unit -	£5,000

Each unit therefore qualifies for 100% rates relief under the small business bonus scheme.

## LEASE TERMS & HAIRDRESSING BUSINESS

The ground floor retail unit is currently let on a short-term basis with the tenant liable for internal repairs. The passing rent is currently £7,200 per annum.

We understand that both existing occupiers are willing to enter into long-term lease agreements.

Further information is available to potential investors on application.

## PRICE

Purchase offers over £100,000 are invited for the whole. Individual offers for the salon / retail unit may be considered.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## VALUE ADDED TAX

Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: No.6 – G | No.6A – G  
A copy of the EPCs are available on request.

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